

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

202/270 Young Street, Fitzroy Vic 3065

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$875,000

#### Median sale price

Median price

\$672,000

House

Unit

X

Suburb

Fitzroy

Period - From

01/10/2017

to

30/09/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/124 Napier St FITZROY 3065	\$950,000	11/10/2018
2	10/14-20 Best St FITZROY NORTH 3068	\$900,000	29/09/2018
3	3/76 Oxford St COLLINGWOOD 3066	\$880,000	30/11/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

202/270 Young Street, Fitzroy Vic 3065



 2  2  1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$875,000

**Median Unit Price**

Year ending September 2018: \$672,000

## Comparable Properties



**10/124 Napier St FITZROY 3065 (REI)**

**Agent Comments**

 2  2  -

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 11/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**10/14-20 Best St FITZROY NORTH 3068 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 29/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**3/76 Oxford St COLLINGWOOD 3066 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 30/11/2018  
**Rooms:** -  
**Property Type:** Apartment